

# INDEX OF THE REAL ESTATE ANALYST SERVICE

**VOLUME XXXVII-1968**



**ROY WENZLICK RESEARCH CORP.  
706 CHESTNUT STREET  
ST. LOUIS, MO.**

# THE REAL ESTATE ANALYST SERVICE

VOLUME XXXVII-1968

## TITLES OF BULLETINS AND STUDIES

	Pages	Bulletin No.
<b>January</b>		
AS I SEE: Real Estate in 1968 .....	1- 24	1
APPRAISAL BULLETIN: Fluctuations in Store Rentals in Office Buildings ..	25- 28	2
THE REAL ESTATE TRENDS .....	29- 36	3
THE REAL ESTATE ANALYST: Transfers Show Slight Rise in 1967 .....	37- 52	4
<b>February</b>		
AS I SEE: Private Vs. Government Operation .....	53- 56	5
APPRAISAL BULLETIN: Farm Value Changes, 1920 to 1967 .....	57- 60	6
THE REAL ESTATE ANALYST: Permits Through 1967 .....	61- 76	7
MORTGAGE BULLETIN .....	77- 80	8
THE REAL ESTATE TRENDS .....	81- 88	9
<b>March</b>		
AS I SEE: Geographic Differences in Housing Cost .....	89- 92	10
THE REAL ESTATE ANALYST: Multifamily Share of Housing Starts Increasing Rapidly; Rents Increasing Slowly in Most Metropolitan Areas.	93-108	11
THE REAL ESTATE TRENDS .....	109-116	12
<b>April</b>		
THE REAL ESTATE ANALYST: New Local Vacancy Data .....	117-132	13
AS I SEE: Riots and Civil Disorders .....	133-136	14
CONSTRUCTION BULLETIN: Housing Accommodations in 227 Metropolitan Areas Advanced in 1967 .....	137-188	15
THE REAL ESTATE TRENDS .....	191-198	16
<b>May</b>		
A REAL ESTATE ECONOMIST'S OPINION ON: The Probable Safety of 80%, 25-Year Apartment Loans .....	199-204	17
THE REAL ESTATE ANALYST: National Mortgage Survey .....	205-228	18
AGRICULTURAL BULLETIN: Farm Real Estate Prices Up 6 Percent .....	229-236	19
THE REAL ESTATE TRENDS .....	237-244	20
<b>June</b>		
MORTGAGE BULLETIN: Regional Mortgage Survey .....	245-250	21
THE REAL ESTATE ANALYST: 1967 Foreclosures in 126 Metropolitan Areas .....	251-266	22
AS I SEE: 1968 at Midyear .....	267-270	23
THE REAL ESTATE TRENDS .....	271-278	24
<b>July</b>		
CONSTRUCTION BULLETIN .....	279-286	25
MORTGAGE BULLETIN .....	287-310	26
THE REAL ESTATE ANALYST: Apartment Loan Commitments .....	311-326	27
A REAL ESTATE ECONOMIST'S OPINION ON: The Probability of a Real Estate Boom .....	327-330	29
THE REAL ESTATE TRENDS .....	331-338	28

	Pages	Bulletin No.
<b>August</b>		
MORTGAGE BULLETIN .....	339-346	30
THE REAL ESTATE ANALYST: Apartment, Commercial, and Industrial Mortgage Survey (Continued); Foreclosures Dropping Rapidly .....	347-370	31
THE REAL ESTATE TRENDS .....	371-378	32
<b>September</b>		
AS I SEE IT: Do the Prices of Various Types of Residential Properties Go Up and Down Together? .....	379-382	33
VACANCY BULLETIN: Residential Vacancy Dropping Rapidly .....	383-394	34
THE REAL ESTATE TRENDS .....	395-402	35
AS I SEE: 1969 .....	403-406	36
THE REAL ESTATE ANALYST: The Number of Mortgages Continues to Drop .....	407-422	37
<b>October</b>		
THE REAL ESTATE TRENDS .....	423-430	38
THE REAL ESTATE ANALYST: Changes in Economic Activity .....	431-446	39
AS I SEE IT: No Place To Hide .....	447-450	40
<b>November</b>		
MORTGAGE BULLETIN .....	451-458	41
REAL ESTATE TAX BULLETIN: 41 Percent Increase in Real Estate Tax Load Per Family Since 1960 .....	459-466*	42
THE REAL ESTATE TRENDS .....	467-474	43
AS I SEE: Another Indication of a Real Estate Boom .....	475-478	44
APPRAISAL BULLETIN: Price Calculators of Interest to Real Estate Appraisers .....	479-482	45
THE REAL ESTATE ANALYST .....	483-494	46
<b>December</b>		
AGRICULTURAL BULLETIN: Little Change in Farm Transfers .....	495-500	47
THE REAL ESTATE TRENDS .....	501-508	48
THE REAL ESTATE ANALYST: Homeownership Costs; Population Trends and Their Effect on Real Estate .....	509-524	49

\*Erroneously shown as 451-458

References in the following index are to page numbers, as found at the bottom of the bulletin pages. Subscribers to The Real Estate Analyst Service in 1968 received, in addition to the bulletins listed above, the annual large chart, Factors Affecting the Outlook for Real Estate in 1968, and a special chart titled Variations in Selling Prices.

Analyst subscribers who find omissions in their bulletin sequence are invited to write for an additional copy of missing numbers. This service is provided without charge and as long as supplies last.

Of particular interest to libraries is the fact that all of the material contained in Volume XXXVII will soon be available in microfilm form from University Microfilms, Ann Arbor, Michigan 48106. Earlier volumes may also be ordered from that source.

-A-

<b>ABILENE, TEX.</b>		<b>ALTOONA, PA.</b>		<b>wages</b>	432
building, residential	138, 187	building, residential	139, 187	Huntington, W. Va.	
<b>AGE GROUPS</b>	<u>See</u>	<b>AMARILLO, TEX.</b>		<b>ASHLAND, KY.</b>	
Population		building, residential	139, 187	Huntington, W. Va.	
<b>AGRICULTURE</b>	<u>See</u>	foreclosures	252, 266	<b>ASHLAND, OREG.</b>	
Farms		housing vacancy	130-131	housing vacancy	128-129
<b>AKRON, OHIO</b>		mortgage lender survey	206-207	<b>ATLANTA, GA.</b>	
bank debits	432	<b>ANAHEIM, CALIF.</b>		bank debits	
building, residential	66, 138, 187,	building, residential	66, 139, 187	building	
department store sales	432	foreclosures	252, 266	nonresidential	285
employment	432	housing vacancy	384-385	residential	66, 140, 187,
housing vacancy	126-127	<b>ANCHORAGE, ALASKA</b>			432
mortgages	408, 410, 432	housing vacancy	118-119	by type of structure	99
lender survey	206-207	<b>ANDERSON, IND.</b>		cost of living	90
taxes, real estate	460, 466	building, residential	139, 187	department store sales	432
transfers, real estate	38, 40, 432	mortgages	408, 410	employment	432
wages	432	<b>ANDOVER, MASS.</b>		foreclosures	252
<b>ALABAMA</b>		building, residential	<u>See</u>	housing cost	90
building, residential	61	Lawrence, Mass.		housing vacancy	122-123
farms		housing vacancy	124-125	mortgages	409, 410, 432
average size	230	<b>ANN ARBOR, MICH.</b>		interest rates	78, 456
transfers	496	building, residential	66, 139-140,	lender survey	206-207
value per acre	229, 230, 236		187	office building vacancy	518
foreclosures	111, 370	"ANOTHER INDICATION OF	475-478	rents, residential	423, 511
interest rates		A REAL ESTATE BOOM"		taxes, real estate	460, 466
maximum permitted		"APARTMENT, COMMERCIAL,		transfers, real estate	39, 40, 432
vacancy rates	272	AND INDUSTRIAL MORTGAGE		wages	432
FHA rental projects	470	SURVEY"	347	<b>ATLANTIC CITY, N. J.</b>	
<b>ALAMEDA, CALIF.</b>		"APARTMENT LOAN	311	building, residential	140, 187
building, residential		COMMITMENTS"		housing vacancy	126-127
San Francisco, Calif.	<u>See</u>	<b>APARTMENTS</b>		<b>AUBURN, ALA.</b>	
housing vacancy	118-119	mortgages		housing vacancy	118-119
<b>ALASKA</b>		lender survey data	205, 311-315,	<b>AUBURN, MAINE</b>	
building, residential	61		348-354	Lewiston, Maine	
foreclosures	111, 370	by cities	206-227	building, residential	140, 187
interest rates		by regions	248-249	cost of living	66, 140, 187
maximum permitted	272	probable safety of	199-204	housing cost	90
vacancy rates		operating data, St. Louis		housing vacancy	130-131
FHA rental projects	470	building, 1934 -	472	mortgage lender survey	206-207
<b>ALBANY, GA.</b>		selected characteristics,			
building, residential	138, 187,	new units, 1963 -	474		
<b>ALBANY, N. Y.</b>		vacancy			
building, residential	66, 138, 187,	by cities and areas	118-131,		
department store sales	432		384-393, 493		
employment	432	<b>APPRAISAL</b>	<u>See</u>		
mortgage lender survey	432	<b>ARIZONA</b>			
taxes, real estate	206-207	building, residential	62		
wages	460, 466	farms			
<b>ALBANY, OREG.</b>		average size	230		
housing vacancy	128-129	transfers	496		
<b>ALBUQUERQUE, N. MEX.</b>		value per acre	229, 230, 236		
bank debits	432	foreclosures	111, 370		
building, residential	66, 138, 187,	interest rates	272		
department store sales	432	maximum permitted			
employment	432	vacancy rates			
foreclosures	252, 266	FHA rental projects	470		
mortgage lender survey	206-207	<b>ARKANSAS</b>			
wages	432	building, residential	62		
<b>ALEXANDRIA, VA.</b>		farms			
building, residential		average size	230		
Washington, D. C.	<u>See</u>	transfers	496		
housing vacancy	392-393	value per acre	229, 230, 236		
mortgage lender survey	206-207	foreclosures	111, 370		
<b>ALLEGTON, PA.</b>		interest rates	272		
bank debits	432	maximum permitted			
building, residential	66, 138-139,	vacancy rates			
employment	432	FHA rental projects	470		
mortgage lender survey	206-207	<b>ARLINGTON CO., VA.</b>			
transfers, real estate	38, 40, 432	building, residential	<u>See</u>		
wages	432	Washington, D. C.			
		housing vacancy	392-393		

-B-

<b>BAKERSFIELD, CALIF.</b>	
bank debits	432
building, residential	66, 140, 187,
	432
cost of living	90
department store sales	432
employment	432
housing cost	90
housing vacancy	384-385
mortgages	409, 410
wages	432
<b>BALTIMORE, MD.</b>	
bank debits	433
building	
nonresidential	285
residential	67, 140, 187,
	433
by type of structure	90
cost of living	90
department store sales	433
employment	433
foreclosures	252, 266
housing cost	90
housing vacancy	388-389
mortgages	
interest rates	78, 456
lender survey	205-207
office building vacancy	518
rents, residential	423, 511
taxes, real estate	460-468

BALTIMORE, MD. (cont.)		BLOOMSBURG, PA.		BUFFALO, N. Y. (cont.)	
transfers, real estate	40	housing vacancy	138-129	housing cost	90
wages	433	BOISE CITY, IDAHO		housing vacancy	493
BANGOR, MAINE		building, residential	141, 187	mortgages	408, 411, 433
housing vacancy	124-125	housing vacancy	122-123	lender survey	208-209
BANK DEBITS		BONDS		office building vacancy	518
by cities	432-446	yields		taxes, real estate	460, 466
BANKS, COMMERCIAL		corporate		transfers, real estate	38, 41, 433
holdings of Government		compared with stock		wages	433
securities, 1960-	507	yields, 1929-	19	BUILDING, NEW	
BARBERTON, OHIO		long-term government		1959-	8
building, residential		1953-	9	forecasts	36
Akron, Ohio		BOOMS, REAL ESTATE	327-330,	BUILDING, NONRESIDENTIAL	
housing vacancy	126-127	475-476	1958-	517	
BATON ROUGE, LA.		BOSTON, MASS.		by principal types, 1960-	279
building, residential	67, 140, 187	bank debits	433	by selected metropolitan	
cost of living	90	building		areas	280-286
housing cost	90	nonresidential	281	forecasts	406
mortgage lender survey	206-207	residential	67, 141-142,	BUILDING, RESIDENTIAL	
BAY CITY, MICH.		by type of structure	187, 433	1920-	197
building, residential	141, 187	cost of living	99	1929-	83
housing vacancy	493	department store sales	90	1946-	4
BAYTOWN, TEX.		employment	433	1958-	517
building, residential		foreclosures	252, 266	as % of gross national	
Houston, Tex.		housing cost	90	product, 1920-	6
housing vacancy	390-391	housing vacancy	124-125	by metropolitan areas	187-188,
BEAUMONT, TEX.		mortgages	408, 410, 433	432-446	
building, residential	141, 187	interest rates	78, 273, 456	by places, 1963-67	158-185
BELLEVUE, WASH.		lender survey	208-209	by regions	
building, residential		office building vacancy	518	1959-	7
Seattle, Wash.		rents, residential	423, 511	1961-	375
housing vacancy	392-393	taxes, real estate	460, 466	by type of financing, 1959-	401
BELLINGHAM, WASH.		transfers, real estate	38, 40, 433	by type of structure	243
housing vacancy		WAGES	433	1955-	239
BENTON HARBOR, MICH.		BRADENTON, FLA.		1960-	405
housing vacancy	124-125	housing vacancy	122-123	by metropolitan areas	99-108
BERGEN CO., N. J.		BREMERTON, WASH.		selected years, 1900-	5
building, residential		housing vacancy	130-131	Canadian metropolitan areas,	186
Paterson, N. J.		BREVARD CO., FLA.		1963-67	
housing vacancy	126-127	housing vacancy	122-123	compared with FHA and	
BERKELEY, CALIF.		bank debits	433	VA applications, 1957-	426
building, residential		building, residential	67, 142, 187,	forecasts	404-406
San Francisco, Calif.		employment	433	quarterly changes, 1965-67	61
housing vacancy	118-119	foreclosures	252, 266	by metropolitan areas	66-76
BERWICK, PA.		mortgages	408, 410, 433	by States	61-65
housing vacancy	126-129	lender survey	208-209	related to mobile home	
BETHLEHEM, PA.		taxes, real estate	460, 466	shipments, 1956-	334
Allentown, Pa.		transfers, real estate	38, 40, 433	historic data	199
BILLINGS, MONT.		WAGES	433	wage rates	467
building, residential	141, 187	BROCKTON, MASS.		1907-	373
foreclosures	252, 266	bank debits	433	1950-	200
housing vacancy	388-389	building, residential	142, 187, 433	by trades	468
BINGHAMTON, N. Y.		employment	433	calculator, 1913-	480-481
bank debits	433	mortgages	408, 410, 433	See also Prices, wholesale	
building, residential	141, 187, 433	transfers, real estate	38, 41, 433	building material	
department store sales	433	wages	433	"BUILDING MATERIAL PRICES	
employment	433	BRONX, N. Y.		ADVANCING RAPIDLY"	275
housing vacancy	126-127	building, residential	164	BUILDING MATERIALS	See
transfers, real estate	38, 40	foreclosures	250, 266	Prices, wholesale building material	
wages	433	See also New York, N. Y.		BUILDING TRADES	
BIRMINGHAM, ALA.		BROOKLYN, N. Y.		union wage rates	467
bank debits	433	building, residential	164	1907-	373
building		foreclosures	259, 266	1956-	290
nonresidential	285	See also New York, N. Y.		by trades	468
residential	67, 141, 187,	BROWNSVILLE, TEX.		calculator, 1913-	480-481
by type of structure	433	building, residential	142-143, 187	"BUILDING TRADES WAGES	
department store sales	433	housing vacancy	390-391	INCREASING MUCH FASTER"	467
employment	433	BUFFALO, N. Y.		BURBANK, CALIF.	
foreclosures	252	bank debits	433	building, residential	See
housing vacancy	384-385	building		Los Angeles, Calif.	
mortgages	409, 410, 433	nonresidential	281	housing vacancy	384-385
lender survey	206-207	residential	67, 143, 187,	BURLINGAME, CALIF.	
office building vacancy	518	433	433	building, residential	See
taxes, real estate	460, 466	by type of structure	100	San Francisco, Calif.	
transfers, real estate	39, 40, 433	cost of living	90	housing vacancy	118-119
WAGES	433	department store sales	433	BURLINGTON, VT.	
BIRTH RATES	515	employment	433	housing vacancy	130-131-
1820-	515	foreclosures	252, 266	BUSINESS ACTIVITY	
1954-	514		1830-	328	
BLOOMINGTON, ILL.					
building, residential	141, 187				

CALGARY, CANADA  
building, residential 186  
CALHOUN CO., ALA.  
housing vacancy 118-119  
CALIFORNIA  
building, residential 62  
farms  
average size 230  
transfers 496  
value per acre 229, 230, 236  
foreclosures 111, 370  
interest rates  
maximum permitted 272  
vacancy rates  
FHA rental projects 470  
CAMARILLO, CALIF.  
housing vacancy 118-119  
CAMBRIDGE, MASS.  
building, residential  
Boston, Mass.  
foreclosures 253, 266  
mortgages 408, 411  
taxes, real estate 460, 466  
CAMDEN, N. J.  
building, residential  
Philadelphia, Pa.  
taxes, real estate 460, 466  
CANADA  
building, residential  
by metropolitan areas, 1963-67  
CANOGA PARK, CALIF.  
housing vacancy 384-385  
CANTON, OHIO  
building, residential 143, 187  
foreclosures 253, 266  
housing vacancy 126-127  
mortgage lender survey 208-209  
taxes, real estate 460, 466  
CANYON, TEX.  
building, residential  
Amarillo, Tex.  
housing vacancy 130-131  
CARBONDALE, ILL.  
housing vacancy 122-123  
CASPER, WYO.  
housing vacancy 392-393  
CEDAR RAPIDS, IOWA  
building, residential 143, 187  
cost of living 90  
foreclosures 253, 266  
housing cost 90  
CENTRALIA, WASH.  
housing vacancy 130-131  
CHAMPAIGN, ILL.  
building, residential 143, 187  
cost of living 90  
foreclosures 253, 266  
housing cost 90  
"CHANGES IN ECONOMIC ACTIVITY" 431  
CHARLESTON, S. C.  
building, residential 67, 143, 187  
housing vacancy 128-129  
mortgage lender survey 208-209  
CHARLESTON, W. VA.  
building, residential 144, 187  
foreclosures 253, 266  
housing vacancy 130-131  
mortgage lender survey 208-209  
office building vacancy 518  
CHARLOTTE, N. C.  
building, residential 67, 144, 187  
foreclosures 253, 266  
CHATTANOOGA, TENN.  
bank debits 434

CHATTANOOGA, TENN. (cont.)  
building, residential 67, 144, 187,  
434  
department store sales 434  
employment 434  
foreclosures 253, 266  
mortgages 409, 411, 434  
lender survey 208-209  
office building vacancy 518  
taxes, real estate 460, 466  
transfers, real estate 39, 41, 434  
wages 434  
CHEHALIS, WASH.  
housing vacancy 130-131  
CHEYENNE, WYO.  
housing vacancy 130-131  
CHICAGO, ILL  
bank debits 434  
building  
nonresidential 281  
residential 68, 144-146,  
187, 434  
by type of structure 100  
cost of living 90  
department store sales 434  
employment 434  
foreclosures 253, 266  
housing cost 90  
housing vacancy 388-389  
mortgages 408, 411, 434  
interest rates 78, 456  
lender survey 208-209  
office building vacancy 518  
rents, residential 423, 511  
taxes, real estate 460, 466  
transfers, real estate 38, 41, 434  
wages 434  
CINCINNATI, OHIO  
bank debits 434  
building, residential 68, 146, 187,  
434  
by type of structure 100  
cost of living 90  
department store sales 434  
employment 434  
housing cost 90  
mortgages 408, 411, 434  
lender survey 208-209  
office building vacancy 518  
rents, residential 423, 511  
taxes, real estate 460, 466  
transfers, real estate 38, 41, 434  
wages 434  
CIVIL RIGHTS MOVEMENT 133-136  
CLAREMONT, N. H.  
housing vacancy 124-125  
CLEARWATER, FLA.  
St. Petersburg, Fla.  
CLEVELAND, OHIO  
bank debits 434  
building  
nonresidential 282  
residential 68, 146-147,  
187, 434  
by type of structure 100  
cost of living 90  
department store sales 434  
employment 434  
foreclosures 253, 266  
housing cost 90  
housing vacancy 493  
mortgages 408, 411, 434  
interest rates 78, 456  
lender survey 208-209  
office building vacancy 518  
rents, residential 423, 511  
taxes, real estate 460, 466  
transfers, real estate 38, 41, 434  
wages 434  
CLIFTON, N. J.  
housing vacancy 126-127  
See also Paterson, N. J.

CLOTHING PRICES  
1913 - 84-85  
COEUR D'ALENE, IDAHO  
housing vacancy 388-389  
COLORADO  
building, residential 62  
farms  
average size 230  
transfers 496  
value per acre 229, 230, 236  
foreclosures 111, 370  
interest rates  
maximum permitted 272  
vacancy rates  
FHA rental projects 470  
COLORADO SPRINGS, COLO.  
building, residential 68, 147, 187  
foreclosures 253  
housing vacancy 122-123  
COLUMBIA, S. C.  
building, residential 147, 187  
mortgage lender survey 208-209  
COLUMBUS, GA.  
building, residential 68, 147, 187  
COLUMBUS, OHIO  
bank debits 434  
building  
nonresidential 282  
residential 68, 147-148,  
187, 434  
by type of structure 101  
department store sales 434  
employment 434  
foreclosures 254  
housing vacancy 126-127  
mortgage lender survey 210-211  
office building vacancy 519  
taxes, real estate 461  
wages 434  
"COMING BOOM IN REAL ESTATE" 327, 330, 475  
"COMMERCIAL AND INDUSTRIAL MORTGAGE SURVEY" 287-310  
COMMERCIAL BUILDINGS  
mortgage survey 288-301,  
355-362  
See also Building, nonresidential; office buildings  
CONCORD, CALIF.  
building, residential  
San Francisco, Calif.  
housing vacancy 118-119  
CONNECTICUT  
building, residential 62  
farms  
average size 230  
transfers 496  
value per acre 229, 230, 236  
foreclosures 111, 370  
interest rates  
maximum permitted 272  
vacancy rates  
FHA rental projects 470  
CONSTRUCTION, NEW  
1959 - 8  
forecasts 36  
1955 - 35  
See also Building  
CONSTRUCTION COSTS  
composite index  
calculator, 1915 - 480-481  
See also Building costs  
CONSUMER EXPENDITURES  
selected items  
survey of expected outlays 502-503  
CONSUMER PRICE INDEX  
compared with housing  
costs, 1963 - 509  
selected items, 1913 - 84-85  
selected services, 1940 - 55  
See also Dollar, purchasing power of

COOS BAY, OREG.	
housing vacancy	128-129
CORNING, N. Y.	
housing vacancy	126-127
CORPUS CHRISTI, TEX.	
bank debits	434
building, residential	148, 187, 434
department store sales	434
employment	434
foreclosures	254, 266
mortgages	409, 411, 434
lender survey	210-211
wages	434
CORVALLIS, OREG.	
housing vacancy	128-129
COST OF LIVING	
standard budget, renter	
and homeowner families	
by metropolitan areas	90-91
See also Consumer price index	
COSTA MESA, CALIF.	
building, residential	See
Anaheim, Calif.	
housing vacancy	384-385
CUYAHOGA FALLS, OHIO	
building, residential	See
Akron, Ohio	
housing vacancy	126-127
CYCLES, REAL ESTATE	
Real estate activity	See

**-D-**

DALLAS, TEX.	
bank debits	434
building, residential	68, 148, 187, 434
by type of structure	101
cost of living	90
department store sales	434
employment	434
foreclosures	254
housing cost	90
mortgages	411
interest rates	78, 456
lender survey	210-211
office building vacancy	519
taxes, real estate	461, 466
transfers, real estate	41
wages	434
DALY CITY, CALIF.	
building, residential	See
San Francisco, Calif.	
housing vacancy	118-119
DANBURY, CONN.	
housing vacancy	122-123
DAVENPORT, IOWA	
building, residential	148, 187, 435
employment	435
foreclosures	254, 266
mortgages	409, 412, 435
lender survey	210-211
transfers, real estate	39, 41, 435
wages	435
DAYTON, OHIO	
bank debits	435
building, residential	68, 148-149, 187, 435
by type of structure	101
cost of living	90
department store sales	435
employment	435
foreclosures	254
housing cost	90
mortgages	408, 412, 435
lender survey	210-211
office building vacancy	519
taxes, real estate	461, 466
transfers, real estate	38, 42, 435
wages	435

DAYTONA BEACH, FLA.	
housing vacancy	122-123
DEBT	
net public and private	
major types, 1916 -	193
See also U. S. Government	
securities	
DECATUR, ILL.	
bank debits	435
building, residential	149, 187, 435
department store sales	435
employment	435
mortgage lender survey	210-211
transfers, real estate	42
DELAWARE	
building, residential	62
farms	
average size	230
transfers	466
value per acre	229, 230, 236
foreclosures	111, 370
interest rates	
maximum permitted	272
vacancy rates	
FHA rental projects	470
DEVER, COLO.	
bank debits	435
building	
nonresidential	
residential	282
by type of structure	68, 149, 187, 435
cost of living	101
department store sales	435
employment	435
foreclosures	254, 266
housing cost	90
housing vacancy	122-123
mortgages	409, 412, 435
interest rates	79, 457
lender survey	210-211
office building vacancy	519
taxes, real estate	461, 466
transfers, real estate	39, 42, 435
wages	435
DEPARTMENT STORE SALES	
by cities	432-446
DES MOINES, IOWA	
bank debits	435
building, residential	149, 187, 435
department store sales	435
employment	435
mortgage lender survey	210-211
office building vacancy	519
taxes, real estate	461, 466
transfers, real estate	39, 42, 435
wages	435
DETROIT, MICH.	
bank debits	435
building	
nonresidential	282
residential	69, 149-150, 187, 435
by type of structure	
cost of living	102
department store sales	435
employment	435
foreclosures	254, 266
housing cost	90
housing vacancy	388-389
mortgages	408, 412, 435
interest rates	79, 457
lender survey	210-211
office building vacancy	519
rents, residential	423, 512
taxes, real estate	461, 466
transfers, real estate	38, 42, 435
wages	435
"DISINTERMEDIATION" "	194
DISTRICT OF COLUMBIA	
foreclosures	111, 370
DISTRICT OF COLUMBIA (cont.)	
interest rates	
maximum permitted	272
vacancy rates	
FHA rental projects	470
See also Washington, D. C.	
"DO THE PRICES OF VARIOUS TYPES OF RESIDENTIAL PROPERTIES GO UP AND DOWN TOGETHER?"	379-382
DOLLAR	
purchasing power of	
1913 -	480-481
revaluation, 1933-34	22
DOW-JONES INDUSTRIAL STOCK PRICES	
Prices, industrial stock	See
DUBUQUE, IOWA	
building, residential	150, 187
DULUTH, MINN.	
bank debits	435
building, residential	150
department store sales	435
employment	435
foreclosures	254, 266
mortgage lender survey	210-211
office building vacancy	519
taxes, real estate	461, 466
transfers, real estate	39, 42, 435
wages	435
DURHAM, N. C.	
building, residential	150, 187
cost of living	90
foreclosures	254
housing cost	90
housing vacancy	126-127
EAST CHICAGO, IND.	
Gary, Ind.	See
EASTON, PA.	
Allentown, Pa.	See
"ECONOMIC CONDITIONS BY CITIES"	432-446
EDINBURG, TEX.	
McAllen, Tex.	See
EDMONTON, CANADA	
building, residential	186
EL CERRITO, CALIF.	
building, residential	See
San Francisco, Calif.	
housing vacancy	118-119
EL PASO, TEX.	
bank debits	436
building, residential	69, 150, 187, 436
department store sales	436
employment	436
foreclosures	255, 266
housing vacancy	130-131
mortgages	409, 412, 436
lender survey	210-211
taxes, real estate	461, 466
wages	436
ELECTRIC UTILITIES	
taxes and dividends	
paid, 1940 -	55
ELIZABETH, N. J.	
building, residential	See
Newark, N. J.	
foreclosures	254, 266
mortgages	408, 412
taxes, real estate	461, 466
transfers, real estate	38, 42
ELYRIA, OHIO	
Lorain, Ohio	See
EMPLOYMENT	
by cities	
See also Unemployment	432-446

**-E-**

ERIE, PA.  
 building, residential 150-151, 187  
 foreclosures 255, 266  
 mortgage lender survey 212-213  
 taxes, real estate 461, 466  
**EUGENE, OREG.**  
 building, residential 69, 151, 187  
 foreclosures 255, 266  
 housing vacancy 128-129  
**EVANSVILLE, IND.**  
 bank debits 436  
 building, residential 151, 187, 436  
 employment 436  
 foreclosures 255  
 housing vacancy 388-389  
 mortgages 408, 412, 436  
 taxes, real estate 461  
 transfers, real estate 38, 42, 436  
**EVERETT, WASH.**  
 housing vacancy 392-393  
*See also* Seattle, Wash.

**-F-**

**FAIRBANKS, ALASKA**  
 housing vacancy 118-119  
**FAIRFAX CO., VA.**  
 building, residential Washington, D. C. 151, 187, 436  
 housing vacancy 392-393  
**FAIRFIELD, CALIF.**  
 building, residential Vallejo, Calif. 118-119  
 housing vacancy 118-119  
**FALL RIVER, MASS.**  
 bank debits 436  
 building, residential 151, 187, 436  
 employment 436  
 foreclosures 255, 266  
 mortgages 408, 412, 436  
 lender survey 212-213  
 taxes, real estate 461, 466  
 transfers, real estate 38, 42, 436  
 wages 436  
**FARGO, N. DAK.**  
 building, residential 151, 187  
 foreclosures 255, 266  
**FARM INCOME**  
 relation to farm values, 1910- 23  
**"FARM-REAL ESTATE PRICES UP 6 PERCENT"** 229, 236  
**FARM TRANSFERS**  
 voluntary by regions 500  
 voluntary and forced, 1926- by States 495-499  
**"FARM VALUE CHANGES, 1920 TO 1967"** 57-60  
**FARM VALUES**  
 per acre 1919 23  
 by regions 500  
 by States 229, 236  
 1936- 230-235  
 table to calculate changes 1913- 480-481  
 1920- 58-59  
 relation to farm income, 1910- 23  
**FARMS**  
 size, average 1920- 23  
 by States 230-235  
**FAYETTEVILLE, N. C.**  
 building, residential 151, 187  
 housing vacancy 126-127

**FEDERAL HOUSING ADMINISTRATION**  
 home mortgages  
 applications, 1957- 426  
 foreclosures, 1950- 276  
 loan, property, and  
 borrower characteristics,  
 1936- 484-487, 490  
 yields  
 1953- 9  
 1954- 88  
 1965- 399  
 housing starts, 1959- 491  
 mortgages held by life  
 insurance companies 336-337  
 rental projects  
 loan and property charac-  
 teristics, 1938- 488-489  
 vacancy rates by States, 1957- 470-471

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

weekly auctions  
 implicit yields 501  
**FEDERAL RESERVE BANKS**  
 holdings of Government  
 securities, 1960- 507  
**FITCHBURG, MASS.**  
 building, residential 151, 187  
**FLAGSTAFF, ARIZ.**  
 housing vacancy 118-119  
**FLINT, MICH.**  
 bank debits 436  
 building, residential 69, 151, 187,  
 436  
 department store sales 436  
 employment 436  
 foreclosures 255, 266  
 housing vacancy 124-125  
 mortgages 408, 413, 436  
 lender survey 212-213  
 taxes, real estate 461, 466  
 transfers, real estate 38, 42, 436  
 wages 436  
**FLORIDA**  
 building, residential 52  
 farms  
 average size 230  
 transfers 496  
 value per acre 229, 230, 236  
 foreclosures 111, 370  
 interest rates  
 maximum permitted 272  
 vacancy rates 470  
**"FLUCTUATIONS IN STORE RENTALS IN OFFICE BUILDINGS"** 25-28  
**FONTANA, CALIF.**  
 building, residential San Bernardino, Calif. 118-119  
**FOOD PRICES**  
 1913- 84-85  
**FORECASTS, REAL ESTATE** 3-24, 35-36,  
 268-269,  
 327-330  
 403-406  
**FORECLOSURES** 268  
 1950- 198  
 by metropolitan areas 266  
 1930- 252-265  
 by type of mortgage, 1950- 276  
 on savings and loan associa-  
 tion loans  
 1963- 369  
 by States 111, 370  
*See also* Farm transfers  
**FORT LAUDERDALE, FLA.**  
 building, residential 69, 151-152,  
 187

**FORT MYERS, FLA.**  
 housing vacancy 122-123  
**FORT SMITH, ARK.**  
 building, residential 152, 187  
 housing vacancy 493  
**FORT WAYNE, IND.**  
 bank debits 436  
 building, residential 152, 187, 436  
 department store sales 436  
 employment 436  
 housing vacancy 493  
 mortgages 408, 413, 436  
 lender survey 212-213  
 taxes, real estate 461, 466  
 transfers, real estate 38, 42, 436  
**FORT WORTH, TEX.**  
 bank debits 436  
 building, residential 69, 152, 187,  
 436  
 by type of structure 102  
 department store sales 436  
 employment 436  
 housing vacancy 390-391  
 mortgages 409, 413, 436  
 office building vacancy 519  
 taxes, real estate 461, 466  
 transfers, real estate 39, 42, 436  
 wages 436

**"41 PERCENT INCREASE IN REAL ESTATE TAX LOAD PER FAMILY SINCE 1960"** 459

**FREMONT, CALIF.**  
 building, residential San Francisco, Calif. 118-119  
**FRESNO, CALIF.**  
 bank debits 436  
 building, residential 69, 152, 187,  
 436  
 department store sales 436  
 employment 436  
 foreclosures 255, 266  
 housing vacancy 118-119  
 mortgages 409, 413  
 office building vacancy 519  
 wages 436  
**FULLERTON, CALIF.**  
 building, residential Anaheim, Calif. 384-385  
 housing vacancy

**-G-**

**GADSDEN, ALA.**  
 building, residential 152, 187  
**GALVESTON, TEX.**  
 bank debits 437  
 building, residential 152, 187, 437  
 employment 437  
 foreclosures 255, 266  
 mortgages 409, 413, 437  
 wages 437  
**GARDEN GROVE, CALIF.**  
 housing vacancy 384-385  
*See also* Anaheim, Calif.  
**GARY, IND.**  
 bank debits 437  
 building, residential 69, 152, 187,  
 437  
 department store sales 437  
 employment 437  
 foreclosures 255, 266  
 mortgages 408, 413, 437  
 lender survey 212-213  
 taxes, real estate 463, 466  
 transfers, real estate 38, 42, 437  
**"GEOGRAPHIC DIFFERENCES IN HOUSING COST"** 59-92

GEORGIA		HARTFORD, CONN.		HOUSTON, TEX. (cont.)	
building, residential	62	bank debits	437	office building vacancy	519
farms		building, residential	70, 154, 187,	rents, residential	423, 512
average size	231	cost of living	91	taxes, real estate	463, 466
transfers	496	department store sales	437	transfers, real estate	39, 43, 437
value per acre	229, 231, 236	employment	437	wages	437
foreclosures	111, 370	foreclosures	256, 266	HUNTINGTON, W. VA.	
interest rates		housing cost	91	building, residential	155, 187
maximum permitted	272	mortgages	408, 413, 437	mortgage lender survey	212-213
vacancy rates		lender survey	212-213	HUNTINGTON BEACH, CALIF.	
FHA rental projects	470	taxes, real estate	463, 466	building, residential	See
<b>GOLD</b>		transfers, real estate	38, 43, 437	Anaheim, Calif.	
related to value of		wages	437	housing vacancy	364-385
dollar, 1933-34	22	<b>HAVERHILL, MASS.</b>		HUNTSVILLE, ALA.	
<b>GOVERNMENT AND BUSINESS</b>		housing vacancy	124-125	building, residential	70, 155, 187
private vs. government		mortgages	408, 414		
operation	53-56,	<b>HAWAII</b>			
	447-448	building, residential	62	<b>IDAHO</b>	
<b>GOVERNMENT FINANCES</b>		foreclosures	111, 370	building, residential	62
local governments		interest rates		farms	
sources of revenue,		maximum permitted	272	average size	231
selected years, 1890 -	319	vacancy rates		transfers	496
See also <i>Debt; Taxes, real estate</i>		FHA rental projects	470	value per acre	229, 231, 236
<b>GRAND ISLAND, NEBR.</b>		<b>HAYWARD, CALIF.</b>		foreclosures	
housing vacancy	390-391	building, residential	See	interest rates	
<b>GRAND RAPIDS, MICH.</b>		San Francisco, Calif.		maximum permitted	272
bank debits	437	housing vacancy	118-119	vacancy rates	
building, residential	69, 153, 187,	Wilkes-Barre, Pa.	See	FHA rental projects	470
	437	housing vacancy	124-125	<b>IDAHO FALLS, IDAHO</b>	
department store sales	437	HELENA, MONT.		housing vacancy	388-389
employment	437	housing vacancy	124-125	<b>ILLINOIS</b>	
foreclosures	256, 266	HENDERSON, KY.		building, residential	62
mortgages	408, 413, 437	housing vacancy	388-389	farms	
taxes, real estate	463, 466	HIGH POINT, N. C.	See	average size	231
transfers, real estate	38, 43, 437	Greensboro, N. C.		transfers	496
wages	437	HOLLYWOOD, FLA.	See	value per acre	229, 231, 236
<b>GRANT CO., WASH.</b>		HOLYOKE, MASS.		foreclosures	
housing vacancy	130-131	mortgages	408, 414	interest rates	
<b>GRANTS PASS, OREG.</b>		<b>HOME OWNERSHIP</b>		maximum permitted	272
housing vacancy	390-391	age distribution of purchasers,		vacancy rates	
<b>GREAT BEND, KANS.</b>		1960 and 1966	29-31	FHA rental projects	470
housing vacancy	388-389	cost index, 1963 -	509	<b>INCOME, PERSONAL</b>	
<b>GREAT FALLS, MONT.</b>		costs by metropolitan areas	90-91	disposable, per family, 1919 -	519
building, residential	153, 187	<b>See also</b> <i>Federal Housing</i>		related to cost of new house	508
housing vacancy	388-389	Administration; Residences		"INCREASE IN DEBT AS AN	
<b>GREEN BAY, WIS.</b>		"HOME OWNERSHIP COSTS"	509-510	INFLATIONARY FACTOR"	192
building, residential	153, 187	<b>HONOLULU, HAWAII</b>		<b>INDIANA</b>	
cost of living	90	building, residential	70, 154, 187	building, residential	62
foreclosures	256, 266	cost of living	91	farms	
housing cost	90	housing cost	91	average size	231
<b>GREENSBORO, N. C.</b>		housing vacancy	122-123	transfers	496
building, residential	153, 187	<b>HOTELS</b>		value per acre	229, 231, 236
foreclosures	256, 266	room rentals		foreclosures	
<b>GREENVILLE, S. C.</b>		calculator, 1929 -	480-481	interest rates	
building, residential	153, 187	<b>HOUSING</b>		maximum permitted	272
mortgage lender survey	212-213	costs, renters and home- owners by metropolitan areas	90-91	vacancy rates	
<b>GROTON, CONN.</b>		<b>See also</b> <i>Rental housing;</i> <i>Residences</i>		FHA rental projects	470
New London, Conn.		<b>"HOUSING ACCOMMODATIONS</b>		<b>INDIANA CO., PA.</b>	
		IN 227 METROPOLITAN AREAS		housing vacancy	128-129
		ADVANCED IN 1967"	137	<b>INDIANAPOLIS, IND.</b>	
		<b>HOUSING STARTS</b>	See	bank debits	437
		Building, residential		building	
		bank debits	437	nonresidential	283
		building, residential	70, 154, 187,	residential	70, 155, 187,
		cost of living	91		437
		department store sales	437	by type of structure	102
		employment	437	cost of living	91
		foreclosures	256, 266	department store sales	437
		housing cost	91	employment	437
		housing vacancy	388-389	foreclosures	256, 266
		mortgages	408, 414, 437	housing cost	91
		interest rates	79, 457	housing vacancy	388-389
		lender survey	212-213	mortgages	408, 414, 437
				lender survey	212-213
				office building vacancy	520
				taxes, real estate	463, 466
				transfers, real estate	38, 44, 437
				wages	437

INDUSTRIAL BUILDINGS	
mortgage survey	301-306, 363-366
See also Building, nonresidential	
INFLATION	135-136, 191, 192, 237, 475-476
'INFLATION AND THE SINGLE-FAMILY HOME'	191
'INFLATION RAMPANT'	237
INGLEWOOD, CALIF.	
building, residential	See
Los Angeles, Calif.	
housing vacancy	118-119
INSTITUTIONAL PROPERTIES	
mortgage survey	306-307, 367
INSURANCE, LIFE	See
Life insurance companies	
INTEREST RATES	
bond yields	
corporate	
compared with stock yields, 1929 -	19
long-term government 1953 -	9
Treasury bill yields, 1933 -	504-505
usury law limitations, by States	272
INTEREST RATES, MORTGAGE	
conventional residential	
1954 -	9
1965 -	335, 399, 400
by selected metropolitan areas	452
1963 -	78-80, 273
1964 -	456-458
by type of lender, 1964 -	524
FHA yields	
1953 -	9
1954 -	88
1965 -	399
lender survey data	
apartment loans	311-315, 348-354
commercial and industrial loans	287-309, 355-368
residential loans	205
by cities	206-227
by regions	247-249
Manhattan, 1905 -	12-13
See also Federal National Mortgage Association	
'INTEREST RATES DETERMINED BY SUPPLY AND DEMAND'	271-272
IOWA	
building, residential	63
farms	
average size	231
transfers	497
value per acre	229, 231, 236
foreclosures	111, 370
interest rates	
maximum permitted	272
vacancy rates	
FHA rental projects	470

-J-

JACKSON, MICH.	
building, residential	155, 187
foreclosures	256
housing vacancy	124-125
mortgage lender survey	212-213
JACKSON, MISS.	
building, residential	155, 187
mortgage lender survey	214-215
office building vacancy	520

JACKSONVILLE, ARK.	
housing vacancy	118-119
JACKSONVILLE, FLA.	
bank debits	437
building, residential	70, 155, 187, 437
by type of structure	102
department store sales	437
employment	437
mortgages	409, 414, 437
office building vacancy	520
taxes, real estate	463, 466
transfers, real estate	39, 44, 437
wages	437
JEFFERSON CITY, MO.	
housing vacancy	388-389
JERSEY CITY, N. J.	
bank debits	438
building, residential	70, 155, 187, 438
employment	438
foreclosures	256
mortgages	408, 414, 438
taxes, real estate	463, 466
transfers, real estate	38, 44, 438
wages	438
JOHNSTOWN, PA.	
building, residential	155-156, 187
-K-	
KALAMAZOO, MICH.	
bank debits	438
building, residential	156, 187, 438
department store sales	438
employment	438
foreclosures	256
mortgages	408, 414, 438
transfers, real estate	38, 44, 438
wages	438
KANSAS	
building, residential	63
farms	
average size	231
transfers	497
value per acre	229, 231, 236
foreclosures	111, 370
interest rates	
maximum permitted	272
vacancy rates	
FHA rental projects	470
KANSAS CITY, KANS.	
foreclosures	257, 266
mortgages	414
taxes, real estate	463, 466
transfers, real estate	44
See also Kansas City, Mo.	
KANSAS CITY, MO.	
bank debits	438
building, residential	70, 155, 187, 438
by type of structure	103
cost of living	91
department store sales	438
employment	438
foreclosures	257, 266
housing cost	91
housing vacancy	493
mortgages	409, 415
lender survey	214-215
office building vacancy	520
rents, residential	423, 512
taxes, real estate	463, 466
transfers, real estate	44
wages	438
KELSO, WASH.	
housing vacancy	392-393
KENNEWICK, WASH.	
housing vacancy	130-131
-L-	
LA PUENTE, CALIF.	
building, residential	See
Los Angeles, Calif.	
housing vacancy	384-385
LA SALLE, ILL.	
housing vacancy	122-123
LABOR	
index of cost in manufacturing	
1941 -	477
1966 -	237
LABOR FORCE	
married women in	
1890 -	397
by age groups	398
military personnel as	
% of, 1939 -	18
See also Unemployment	
LA FAYETTE, IND.	
transfers, real estate	38, 44
LA FAYETTE, LA.	
building, residential	157, 187
LAGUNA BEACH, CALIF.	
building, residential	See
Anaheim, Calif.	
housing vacancy	384-385
LAKE CHARLES, LA.	
building, residential	157, 187
housing vacancy	124-125
LANCASTER, PA.	
building, residential	157, 187
cost of living	91
foreclosures	257, 266
housing cost	91
LAND	
site values, FHA transactions	
homes, 1936 -	484-487
rental projects, 1961 -	488-489
undeveloped sections of	
metropolitan areas	
price trends, 1920 -	200
LANSING, MICH.	
building, residential	71, 157, 187
foreclosures	257, 266
mortgage lender survey	214-215
LARAMIE, WYO.	
housing vacancy	130-131

LAREDO, TEX.		LORAIN, OHIO (cont.)	
building, residential	157, 187	mortgage lender survey	214-215
foreclosures	257, 266		
LAS VEGAS, NEV.		LOS ALTOS, CALIF.	
building, residential	71, 157, 187	building, residential	<u>See</u>
foreclosures	257, 266	San Jose, Calif.	120-121
housing vacancy	124-125,	housing vacancy	
	390-391		
LAWRENCE, MASS.		LOS ANGELES, CALIF.	
bank debits	438	bank debits	438
building, residential	157, 187, 438	building	
employment	438	nonresidential	283
housing vacancy	124-125	residential	71, 158-159,
mortgages	408, 415, 438	by type of structure	187, 438
lender survey	214-215	cost of living	103
transfers, real estate	438	department store sales	91
wages	438	employment	438
LAWTON, OKLA.		foreclosures	258, 266
building, residential	157, 187	housing cost	91
housing vacancy	128-129	mortgages	409, 415, 438
LEOMINSTER, MASS.		interest rates	79, 457
Fitchburg, Mass.		lender survey	214-215
"LESSON IN CHARTING"	371-372	office building vacancy	520
LEWISTON, IDAHO		rents, residential	423, 512
housing vacancy	388-389	taxes, real estate	463, 466
LEWISTON, MAINE		transfers, real estate	39, 45, 438
building, residential	157, 187	wages	438
LEXINGTON, KY.		LOS GATOS, CALIF.	
building, residential	71, 157, 187	building, residential	<u>See</u>
foreclosures	257, 266	San Jose, Calif.	120-121
LIFE INSURANCE COMPANIES		housing vacancy	
characteristics of commercial		LOUISIANA	
and industrial loans made	287-309,	building, residential	83
	311-315,	farms	
	347-368	average size	231
earnings on mortgages and		transfers	497
real estate		value per acre	229, 231, 236
1916 -	336	foreclosures	111, 370
1926 -	337	interest rates	272
increases in policy loans		vacancy rates	
compared with mortgages,		FHA rental projects	470
1958	511	LOUISVILLE, KY.	
LIMA, OHIO		bank debits	439
building, residential	158, 187	building, residential	71, 159, 187,
mortgage lender survey	214-215		439
LINCOLN, NEBR.		by type of structure	103
building, residential	158, 187	department store sales	439
foreclosures	257, 266	employment	439
mortgage lender survey	214-215	foreclosures	258
office building vacancy	520	housing vacancy	124-125
"LITTLE CHANGE IN FARM		mortgages	409, 415, 439
TRANSFERS"	495, 500	lender survey	214-215
LITTLE ROCK, ARK.		office building vacancy	520
bank debits	438	taxes, real estate	463, 466
building, residential	71, 158, 187,	transfers, real estate	39, 45, 439
	438	wages	439
department store sales	438	LOWELL, MASS.	
employment	438	bank debits	439
foreclosures	257, 266	building, residential	159, 187, 439
housing vacancy	118-119	department store sales	439
mortgages	409, 415, 438	employment	439
lender survey	214-215	mortgages	408, 415, 439
transfers, real estate	39, 44, 438	taxes, real estate	463
wages	438	transfers, real estate	38, 45, 439
LIVERMORE, CALIF.		wages	439
building, residential		LUBBOCK, TEX	
San Francisco, Calif.		building, residential	71, 159, 187
housing vacancy	118-119	housing vacancy	130-131
LOGAN, UTAH		LUMBER	
housing vacancy	130-131	wholesale prices	
LONDON, CANADA		1964 -	427
building, residential	186	calculator, 1913 -	480-481
LONG BEACH, CALIF.		LYNCHBURG, VA.	
housing vacancy	118-119	building, residential	157, 187
taxes, real estate	463, 466	LYNN, MASS	
See also Los Angeles, Calif.		building, residential	<u>See</u>
LONGVIEW, WASH.		Boston, Mass.	
housing vacancy	392-393	taxes, real estate	463, 466
LORAIN, OHIO			by type of structure
building, residential	158, 187		
foreclosures	258, 266		
MACON, GA.			
building, residential			
MADISON, WIS.			
building, residential			
foreclosures			
mortgage lender survey			
MAINE			
building, residential			
farms			
average size			
transfers			
value per acre			
foreclosures			
interest rates			
maximum permitted			
vacancy rates			
FHA rental projects			
MANCHESTER, N. H.			
building, residential			
mortgage lender survey			
MANHATTAN, N. Y.			
building, residential			
foreclosures			
mortgages			
interest rates			
transfers, real estate			
See also New York, N. Y.			
MANSFIELD, OHIO			
building, residential			
housing vacancy			
MANUFACTURING			
labor cost per unit of output			
1941 -			
1966 -			
"MARKET PRICE CALCULATOR"			
MARYLAND			
building, residential			
farms			
average size			
transfers			
value per acre			
foreclosures			
interest rates			
maximum permitted			
vacancy rates			
FHA rental projects			
MASSACHUSETTS			
building, residential			
farms			
average size			
transfers			
value per acre			
foreclosures			
interest rates			
maximum permitted			
vacancy rates			
FHA rental projects			
MATTHEWSON, OHIO			
building, residential			
Canton, Ohio			
housing vacancy			
McALLEN, TEX.			
building, residential			
McPHERSON, KANS.			
housing vacancy			
MEDFORD, OREG.			
housing vacancy			
MEDICAL BUILDINGS			
mortgage survey			
MEMPHIS, TENN.			
bank debits			
building, residential			
by type of structure			

MEMPHIS, TENN. (cont.)		MINNEAPOLIS, MINN. (cont.)		MOORHEAD, MINN.	
department store sales	439	mortgages	409, 416, 439	Fargo, N. Dak.	<u>See</u>
employment	439	interest rates	80, 458	MORTGAGES, REAL ESTATE	12-13
foreclosures	258, 266	lender survey	216-217	1930 -	408-409,
mortgages	409, 415, 439	office building vacancy	521	by cities	432-446
interest rates	79, 273, 457	rents, residential	423, 512	1953 -	410-421
lender survey	216-217	taxes, real estate	462, 466	conventional residential	
office building vacancy	520	transfers, real estate	39, 45, 439	selected characteristics	
taxes, real estate	462, 466	wages	439	1965 -	335, 400
transfers, real estate	39, 45, 439	MINNESOTA		by type of lender, 1964 -	454-455
wages	439	building, residential	63	held by life insurance	
MENLO PARK, CALIF.		farms		companies	336-337
building, residential	See	average size	232	increases, 1956 -	429
San Francisco, Calif.		transfers	497	probably safety, apartment	
housing vacancy	120-121	value per acre	229, 232, 236	loans	199-204
MERIDEN, CONN.		foreclosures	111, 370	survey of lenders	
building, residential	160, 188	interest rates		apartment loans	311-315,
MIAMI, FLA.		maximum permitted	272		348-354
bank debits	439	vacancy rates		commercial and industrial	
building		FHA rental projects	470	loans	287-309,
nonresidential	284	MISSISSIPPI			355-368
residential	72, 160, 188,	building, residential	63	residential loans	205
by type of structure	104	farms		by cities	206-227
department store sales	439	average size	232	by regions	247-249
employment	439	transfers	497	volume outstanding	
foreclosures	258, 266	value per acre	229, 232, 236	by type, 1945 -	16
housing vacancy	493	foreclosures	111, 370	by type of lender, 1957 -	241
mortgages	409, 415, 439	interest rates		See also Debt; Federal Housing	
interest rates	79, 457	maximum permitted	272	Administration; Federal National	
lender survey	216-217	vacancy rates		Mortgage Association; Fore-	
office building vacancy	520	FHA rental projects	470	closures; Interest rates, mortgage	
taxes, real estate	462, 466	MISSOULA, MONT.		MOTELS	
transfers, real estate	39, 45, 439	building, residential	124-125	mortgage survey	290-291, 356
wages	439	farms		MOUNTAIN VIEW, CALIF.	
MICHIGAN		average size	232	building, residential	
building, residential	63	transfers	497	San Jose, Calif.	<u>See</u>
farms		value per acre	229, 232, 236	housing vacancy	384-385
average size	232	foreclosures	111, 370	"MULTIFAMILY SHARE OF	
transfers	497	interest rates		HOUSING STARTS INCREASING	
value per acre	229, 232, 236	maximum permitted	272	RAPIDLY"	93-94
foreclosures	111, 370	vacancy rates		MUNCIE, IND.	
interest rates		FHA rental projects	470	bank debits	439
maximum permitted	272	MOBILE, ALA.		building, residential	162, 188, 439
vacancy rates		building, residential	162, 188	department store sales	439
FHA rental projects	470	foreclosures	258	employment	439
MIDDLETOWN, OHIO	See	housing vacancy	118-119	mortgage lender survey	216-217
Hamilton, Ohio		MOBILE HOMES		transfers, real estate	38, 45, 439
MIDLAND, TEX.		shipments	406	wages	439
building, residential	160, 188	1947 -	334	MUSKEGON, MICH.	
MILITARY PERSONNEL		compared with housing		building, residential	162, 188
estimated number, 1939 -	18	starts, 1956 -	334	housing vacancy	124-125
MILWAUKEE, WIS.		MOLINE, ILL.		MUSKEGON HEIGHTS, MICH.	<u>See</u>
bank debits	439	Davenport, Iowa		Muskegon, Mich.	
building		MONROE, LA.			
nonresidential	284	building, residential	162, 188		
residential	72, 160-161,	MONTANA			
188, 439	104	building, residential	63		
by type of structure	104	farms			
cost of living	91	average size	232		
department store sales	439	transfers	497		
employment	439	value per acre	229, 232, 236		
foreclosures	258, 266	foreclosures	111, 370		
housing cost	91	interest rates			
mortgages	408, 416, 439	maximum permitted	272		
lender survey	216-217	vacancy rates			
office building vacancy	520	FHA rental projects	470		
rents, residential	423, 512	MONTEREY, CALIF.			
taxes, real estate	462, 466	housing vacancy	120-121		
transfers, real estate	38, 45, 439	See also Salinas, Calif.			
wages	439	MONTEGOMERY, ALA.			
MINNEAPOLIS, MINN.		building, residential	162, 166		
bank debits	439	mortgage lender survey	216-217		
building, residential	72, 161, 188,	MONTGOMERY CO., MD.			
188, 439	104	building, residential	See		
by type of structure	104	Washington, D. C.			
cost of living	91	housing vacancy	388-389		
department store sales	439	MONTRÉAL, CANADA			
employment	439	building, residential	186		
foreclosures	258, 266	office building vacancy	523		
housing cost	91				

-N-

"NATIONAL MORTGAGE SURVEY"	205, 228	NEW ORLEANS, LA.		NORTH BEND, OREG.
NEBRASKA		bank debits	440	housing vacancy
building, residential	64	building, residential	72, 163, 188,	128-129
farms		by type of structure	104	NORTH CAROLINA
average size	233	department store sales	440	building, residential
transfers	498	employment	440	farms
value per acre	229, 233, 236	foreclosures	259, 266	average size
foreclosures	111, 370	housing vacancy	124-125	transfers
interest rates		mortgages		value per acre
maximum permitted	272	interest rates	80, 458	foreclosures
vacancy rates		lender survey	216-217	interest rates
FHA rental projects	470	office building vacancy	521	maximum permitted
NEVADA		taxes, real estate	462, 466	vacancy rates
building, residential	64	wages	440	FHA rental projects
farms		NEW YORK (STATE)		NORTH DAKOTA
average size	233	building, residential	64	building, residential
transfers	498	farms		farms
value per acre	229, 233, 236	average size	233	average size
foreclosures	111, 370	transfers	498	transfers
interest rates		value per acre	229, 233, 236	value per acre
maximum permitted	272	foreclosures	111, 370	foreclosures
vacancy rates		interest rates		interest rates
FHA rental projects	470	maximum permitted	272	maximum permitted
NEW BEDFORD, MASS.		vacancy rates		vacancy rates
building, residential	163, 188	FHA rental projects	471	FHA rental projects
foreclosures	259, 266	NEW YORK, N. Y.		NORTH HOLLYWOOD, CALIF.
taxes, real estate	462, 466	bank debits	440	housing vacancy
NEW BRITAIN, CONN.		building		128-387
building, residential	163, 188	nonresidential	264	NORTH LITTLE ROCK, ARK.
NEW DWELLING UNITS	See	residential	72, 164-165,	housing vacancy
Building, residential		by type of structure	105	See also Little Rock, Ark.
NEW HAMPSHIRE		cost of living	91	NORWALK, CONN.
building, residential	64	department store sales	440	building, residential
farms		employment	440	See
average size	233	foreclosures	259, 266	NORWICH, CONN.
transfers	498	housing cost	91	New London, Conn.
value per acre	229, 233, 236	mortgages	408, 416, 440	"NUMBER OF MORTGAGES
foreclosures	111, 370	interest rates	80, 458	CONTINUES TO DROP"
interest rates		lender survey	216-217	407
maximum permitted	272	office building vacancy	521	NURSING HOMES
vacancy rates		rents, residential	423, 512	mortgage survey
FHA rental projects	471	taxes, real estate	462, 466	307-308, 367
NEW HAVEN, CONN.		transfers, real estate	46, 440	
bank debits	440	wages	440	
building, residential	72, 163, 188,	NEWARK, N. J.		
	440	bank debits	440	OAKLAND, CALIF.
employment	440	building, residential	72, 162-163,	foreclosures
foreclosures	259, 266		188, 440	housing vacancy
mortgages	408, 416, 440	department store sales	440	mortgages
lender survey	216-217	employment	440	office building vacancy
office building vacancy	521	mortgages	408, 416, 440	taxes, real estate
taxes, real estate	462, 466	lender survey	218-219	transfers, real estate
transfers, real estate	38, 46, 440	taxes, real estate	462, 466	39-46
wages	440	transfers, real estate	38, 46, 440	See also San Francisco, Calif.
NEW JERSEY		wages	440	ODESSA, TEX.
building, residential	64	NEWARK, OHIO		building, residential
farms		housing vacancy	126-127	137, 165
average size	233	NEWPORT NEWS, VA.		
transfers	498	building, residential	72, 163, 188	
value per acre	229, 233, 236	"1968 AT MIDYEAR"	267-270	
foreclosures	111, 370	"1969"	403-406	
interest rates		"1967 FORECLOSURES IN 126 METROPOLITAN AREAS"	251	
maximum permitted	272	"NO PLACE TO HIDE"	447-450	
vacancy rates		"NONFARM FORECLOSURES DROPPING"	275	
FHA rental projects	471	NORFOLK, VA.		
"NEW LOCAL VACANCY DATA"	117, 132	bank debits	440	
NEW LONDON, CONN.		building, residential	73, 165, 188,	
building, residential	163, 188	department store sales	440	
NEW MEXICO		employment	440	
building, residential	64	foreclosures	260, 266	
farms		office building vacancy	521	
average size	233	taxes, real estate	462, 466	
transfers	498	wages	440	
value per acre	229, 233, 236	See		
foreclosures	111, 370	Bl. Washington, Ill.		
interest rates				
maximum permitted	272			
vacancy rates				
FHA rental projects	471			

OKLAHOMA		PANAMA CITY, FLA.		PHOENIX, ARIZ. (cont.)	
building, residential	84	housing vacancy	122-123	mortgages	409, 417, 441
farms		building, residential	<u>See</u>	lender survey	218-219
average size	234	Houston, Tex.		transfers, real estate	39, 47, 441
transfers	498	housing vacancy	392-393	wages	441
value per acre	229, 234, 236	PASCO, WASH.		PINE BLUFF, ARK.	
foreclosures	111, 370	housing vacancy	130-131	building, residential	171, 188
interest rates		PASSAIC, N. J.		PITTSBURGH, PA.	
maximum permitted	272	housing vacancy	126-127	bank debits	441
vacancy rates		See also Paterson, N. J.		building, residential	73, 171-173, 188, 441
FHA rental projects	471	bank debits	441	by type of structure	106
OKLAHOMA CITY, OKLA.		building, residential	73, 166-167, 188, 441	cost of living	91
bank debits	440	department store sales	441	department store sales	441
building, residential	73, 165-166, 188, 440	employment	441	employment	441
department store sales	440	foreclosures	260, 266	foreclosures	261, 266
employment	440	housing vacancy	126-127	housing cost	91
foreclosures	260, 266	taxes, real estate	462, 466	housing vacancy	128-129
housing vacancy	128-129	wages	441	mortgages	408, 417, 441
mortgages	409, 416, 440	PAW TUCKET, R. I.	<u>See</u>	lender survey	218-219
lender survey	218-219	Providence, R. I.		office building vacancy	522
office building vacancy	521	PENNSYLVANIA		rents, residential	423, 513
taxes, real estate	462, 466	building, residential	64	taxes, real estate	404, 466
transfers, real estate	46, 440	farms		transfers, real estate	38, 47, 441
wages	440	average size	234	wages	441
OLYMPIA, WASH.		transfers	408	PITTSFIELD, MASS.	
housing vacancy	392-393	value per acre	229, 234, 236	building, residential	173, 188
OMAHA, NEBR.		foreclosures	111, 370	POCATELLO, IDAHO	
bank debits	441	interest rates		housing vacancy	122-123
building, residential	73, 166, 188, 441	maximum permitted	272	POMONA, CALIF.	
department store sales	441	FHA rental projects	471	building, residential	<u>See</u>
employment	441	PENSACOLA, FLA.		Los Angeles, Calif.	
foreclosures	260, 266	building, residential	167, 188	housing vacancy	386-387
mortgage lender survey	218-219	foreclosures	260, 266	POPULATION	
office building vacancy	521	housing vacancy	122-123	age distribution of home	
taxes, real estate	462, 466	PEORIA, ILL.		buyers	29-31
transfers, real estate	47	building, residential	167, 188	annual increases	
wages	441	mortgage lender survey	218-219	21-45 age group, 1900-1985	12-13
ONTARIO, CALIF.		office building vacancy	521	density, ancient cities	447-448
housing vacancy	386-387	taxes, real estate	464, 466	See also Birth rates, Labor force	
See also San Bernardino, Calif.		"PERMITS THROUGH 1967"	61	"POPULATION TRENDS AND	
ORANGE, Calif.		PERU, ILL.		THEIR EFFECT ON REAL	
building, residential	<u>See</u>	housing vacancy	122-123	ESTATE"	516
Anaheim, Calif.		PHARR, TEX.	<u>See</u>	POR T ARTHUR, TEX	<u>See</u>
housing vacancy	386-387	McAllen, Tex.		Beaumont, Tex.	
OREGON		PHILADELPHIA, PA.		PORTAGE CO., OHIO	
building, residential	64	bank debits	441	housing vacancy	126-127
farms		building		PORTLAND, MAINE	
average size	234	nonresidential	280	bank debits	441
transfers	498	residential	73, 167-171, 188, 441	building, residential	173, 188, 441
value per acre	229, 234, 236	by type of structure	105	cost of living	91
foreclosures	111, 370	cost of living	91	department store sales	441
interest rates		department store sales	441	employment	441
maximum permitted	272	employment	441	foreclosures	261, 266
vacancy rates		foreclosures	260, 266	housing cost	91
FHA rental projects	471	housing cost	91	housing vacancy	124-125
OREM, UTAH		housing vacancy	403	mortgage lender survey	218-219
Provo, Utah	<u>See</u>	mortgages	408, 417, 441	wages	441
ORLANDO, FLA.		interest rates	80, 458	PORTLAND, OREG.	
building, residential	73, 166, 188	lender survey	218-219	bank debits	441
by type of structure	105	office building vacancy	522	building, residential	73, 173-174, 188, 441
cost of living	91	rents, residential	423, 512	department store sales	441
foreclosures	260	taxes, real estate	464, 466	employment	441
housing cost	91	transfers, real estate	36, 47, 441	foreclosures	261, 266
OTTAWA, CANADA		wages	441	housing vacancy	390-391
building, residential	186	PHOENIX, ARIZ.		mortgages	409, 417, 441
OTTAWA, ILL.		bank debits	441	lender survey	218-219
housing vacancy	122-123	building		office building vacancy	522
OXNARD, CALIF.		nonresidential	280	rents, residential	423, 513
building, residential	166, 188	residential	73, 171, 188, 441	taxes, real estate	464, 466
housing vacancy	120-121, 493	by type of structure	105	transfers, real estate	39, 47, 441
PALO ALTO, CALIF.		department store sales	441	wages	441
building, residential	<u>See</u>	employment	441	PORTSMOUTH, VA.	<u>See</u>
San Jose, Calif.		foreclosures	261, 266	Norfolk, Va.	
housing vacancy	386-387	housing vacancy	384-385, 493	POUGHKEEPSIE, N. Y.	
				housing vacancy	126-127
				POVERTY PROGRAMS	447-448
				PRESQUE-ISLE, MAINE	
				housing vacancy	386-389

"PRESSURE OF POPULATION ON THE HOUSING SUPPLY" 12-13  
 "PRICE CALCULATORS OF INTEREST TO REAL ESTATE APPRAISERS" 479-482  
 PRICES. CONSUMER See  
 Clothing prices; Consumer price index; Food prices; Rents, residential  
 PRICES. INDUSTRIAL STOCK 1913 - 84-85  
 PRICES. REAL ESTATE residences  
 1913 - 11, 84-85  
 1944 - 469  
 1960 - 8  
 by type, 1908 - 381  
 calculator  
 1913 - 480-481  
 1919 - 402  
 residences, new  
 1913 - 11, 84-85  
 calculator 480-481  
 by type of financing, 1962 - 492  
 related to family income, 1919 - 508  
See also Farm values; Land  
 PRICES. WHOLESALE BUILDING MATERIAL  
 calculator, 1913 - 480-481  
 selected types, 1947 - 274  
 PRICES. WHOLESALE COMMODITY calculator, 1913 480-481  
 PRICES. WHOLESALE LUMBER 1964 - 427  
 calculator, 1913 - 480-481  
 PRICES. WHOLESALE, STRUCTURAL STEEL  
 calculator, 1913 - 480-481  
 PRINCE GEORGES CO., MD.  
 building, residential See  
 Washington, D. C.  
 housing vacancy 124-125, 388-389  
 PRINCE WILLIAM CO., VA.  
 housing vacancy 392-393  
 "PRIVATE VS. GOVERNMENT OPERATION" 53-56  
 "PROBABILITY OF A REAL ESTATE BOOM" 327-330  
 "PROBABLE SAFETY OF 80%  
 25 YEAR APARTMENT LOANS" 199-204  
 PROVIDENCE, R. I.  
 bank debits 442  
 building, residential 74, 174, 188, 442  
 department store sales 442  
 employment 442  
 taxes, real estate 464, 466  
 wages 442  
 PROVO, UTAH  
 building, residential 174, 188  
 PUEBLO, COLO.  
 building, residential 174, 188  
 PUERTO RICO  
 foreclosures 111, 370  
 PURCHASING POWER OF DOLLAR 1913 - 480-481

QUEBEC, CANADA  
 building, residential 186  
 QUEENS, N. Y.  
 building, residential 164  
 foreclosures 259, 266  
 mortgages 408, 416

QUEENS, N. Y. (cont.)  
 transfers, real estate 38, 46  
See also New York, N. Y.

-R-

RACINE, WIS.  
 building, residential 174, 188  
 RALEIGH, N. C.  
 building, residential 174, 188  
 foreclosures 261, 266  
 housing vacancy 126-127  
 mortgage lender survey 218-219  
 READING, PA.  
 bank debits 442  
 building, residential 174-175, 188, 442  
 department store sales 442  
 employment 442  
 foreclosures 261, 266  
 mortgage lender survey 220-221  
 taxes, real estate 464, 466  
 wages 442  
 REAL ESTATE, INVESTMENT IN 191, 476, 478  
 by life insurance companies 336-337  
 probable safety, apartment loan 199-204  
 REAL ESTATE ACTIVITY 1830 - 328  
 1875 - 328  
 1900 - 12-13  
 1963 - 425  
 by cities 38-39, 432-446  
 1950 - 40-51  
See also Farm transfers  
 "REAL ESTATE ACTIVITY" 196, 198, 425  
 "REAL ESTATE IN 1968" 1-24  
 REAL ESTATE TAXES Taxes, real estate  
 REDDING, CALIF.  
 housing vacancy 386-387  
 REDLANDS, CALIF.  
 building, residential See  
 San Bernardino, Calif.  
 housing vacancy 120-121  
 REDONDO BEACH, CALIF.  
 building, residential See  
 Los Angeles, Calif.  
 housing vacancy 120-121  
 REDWOOD CITY, CALIF.  
 building, residential See  
 San Francisco, Calif.  
 housing vacancy 120-121  
 "REGIONAL MORTGAGE SURVEY" 245-250  
 RENO, NEV.  
 building, residential 74, 175, 188  
 housing vacancy 390-391  
 RENTAL HOUSING vacant units  
 by cities and areas 118-131, 384-393, 493  
 by regions 1957 - 132  
 1965 - 430, 494  
 FHA projects, by States 470-471  
See also Apartments; Building, residential; Federal Housing Administration; Rents, residential  
 RENTS. COMMERCIAL See  
 Office buildings  
 RENTS. RESIDENTIAL 1913 - 84-85  
 calculator 480-481  
 1917 - 511  
 1963 - 509  
 RENTS. RESIDENTIAL (cont.)  
 by cities 423  
 1939 - 511-513  
 housing costs, renter families  
 by metropolitan areas 90-91  
 "RENTS INCREASING SLOWLY, IN MOST METROPOLITAN AREAS" 94, 98  
 "RENTS WILL RISE" 395-396  
 RESIDENCES consumer expectations to purchase 502-503  
 mortgage survey data 205  
 by cities 206-227  
 by regions 247-249  
 new units inventories and sales, 1963 - 240  
 purchases by age of buyer, 1960 and 1966 29-31  
 vacancy by cities and areas 118-131, 384-393, 493  
 by regions 1957 - 132  
 1965 - 430, 494  
See also Building, residential; Federal Housing Administration; Mortgages, real estate; Prices, real estate; Second homes  
 "RESIDENTIAL VACANCY DROPPING RAPIDLY" 383, 394  
 RHODE ISLAND building, residential 65  
 farms average size 234  
 transfers 499  
 value per acre 229, 234, 236  
 foreclosures 111, 370  
 interest rates maximum permitted 272  
 vacancy rates  
 FHA rental projects 471  
 RICHLAND, WASH.  
 housing vacancy 130-131  
 RICHMOND, CALIF.  
 building, residential See  
 See Francisco, Calif.  
 housing vacancy 120-121  
 RICHMOND, N. Y.  
 building, residential 164  
 foreclosures 259, 266  
See also New York, N. Y.  
 RICHMOND, VA.  
 bank debits 442  
 building, residential 74, 175, 188, 442  
 department store sales 442  
 employment 442  
 housing vacancy 493  
 mortgage lender survey 220-221  
 taxes, real estate 464, 466  
 transfers, real estate 39, 47, 442  
 wages 442  
 "RIOTS AND CIVIL DISORDERS" 133-136  
 RIVERSIDE, CALIF.  
 foreclosures 261, 266  
 housing vacancy 386-387  
 mortgages 409, 417  
See also San Bernardino, Calif.  
 ROANOKE, VA.  
 building, residential 175, 188  
 foreclosures 261, 266  
 mortgage lender survey 220-221  
 ROCHESTER, MINN.  
 housing vacancy 388-389  
 ROCHESTER, N. Y.  
 bank debits 442  
 building, residential 74, 175, 188, 442

-Q-

ROCHESTER, N. Y. (cont.)  
 department store sales 442  
 employment 442  
 foreclosures 261, 266  
 housing vacancy 126-127  
 mortgages 408, 417, 442  
 lender survey 220-221  
 taxes, real estate 464  
 transfers, real estate 38, 47, 442  
 wages 442  
**ROCK ISLAND, ILL.**  
 foreclosures 261, 266  
 See also Davenport, Iowa  
**ROCKFORD, ILL.**  
 building, residential 176, 188  
 housing vacancy 122-123  
**ROCKLAND CO., N. Y.**  
 building, residential 164  
 foreclosures 259, 266  
**ROCKY MOUNT, N. C.**  
 housing vacancy 126-127  
**ROME, N. Y.**  
 housing vacancy 126-127  
 See also Utica, N. Y.  
**ROSEBURG, OREG.**  
 housing vacancy 128-129

**-S-**

**SACRAMENTO, CALIF.**  
 building, residential 74, 176, 188  
 by type of structure 106  
 housing vacancy 120-121, 493  
 mortgage lender survey 220-221  
**SAGINAW, MICH.**  
 building, residential 176, 188  
 mortgage lender survey 220-221  
**SAINT JOHN, N. B., CANADA**  
 building, residential 186  
**ST. JOHN'S, NFLD., CANADA**  
 building, residential 186  
**ST. JOSEPH, MICH.**  
 housing vacancy 124-125  
**ST. JOSEPH, MO.**  
 building, residential 176, 188  
 foreclosures 262, 266  
 mortgage lender survey 220-221  
**ST. LOUIS, MO.**  
 bank debits 442  
 building, residential 74, 176-177, 188, 442  
 by type of structure 106  
 cost of living 91  
 department store sales 442  
 employment 442  
 foreclosures 262, 266  
 housing cost 91  
 housing vacancy 493  
 mortgages 409, 417, 442  
 lender survey 220-221  
 office building vacancy 522  
 rents, residential 423, 513  
 taxes, real estate 464, 466  
 transfers, real estate 39, 47, 442  
 wages 442  
**ST. PAUL, MINN.**  
 foreclosures 262, 266  
 mortgages 409, 417  
 taxes, real estate 464, 466  
 transfers, real estate 39, 48  
 See also Minneapolis, Minn.  
**ST. PETERSBURG, FLA.**  
 foreclosures 262, 266  
 transfers, real estate 39, 48  
 See also Tampa, Fla.  
**SALEM, N. H.**  
 housing vacancy 124-125  
**SALEM, OREG.**  
 building, residential 177, 188

**SALES, REAL ESTATE** **See**  
 Farm transfers; Real estate activity; Residences  
**SALINA, KANS.**  
 housing vacancy 122-123  
**SALINAS, CALIF.**  
 building, residential 177, 188  
 housing vacancy 120-121  
**SALT LAKE CITY, UTAH**  
 bank debits 442  
 building, residential 74, 177, 188, 442  
 department store sales 442  
 employment 442  
 foreclosures 262, 266  
 mortgage lender survey 220-221  
 office building vacancy 522  
 taxes, real estate 464, 466  
 wages 442  
**SAN ANGELO, TEX.**  
 building, residential 177, 188  
**SAN ANTONIO, TEX.**  
 bank debits 442  
 building, residential 74, 177, 188, 442  
 department store sales 442  
 employment 442  
 housing vacancy 130-131  
 mortgage lender survey 220-221  
 office building vacancy 522  
 taxes, real estate 464, 466  
 transfers, real estate 48  
 wages 442  
**SAN BENITO, TEX.**  
 housing vacancy 392-393  
 See also Brownsville, Tex.  
**SAN BERNARDINO, CALIF.**  
 bank debits 443  
 building, residential 74, 177-178, 188, 443  
 by type of structure 106  
 department store sales 443  
 employment 443  
 foreclosures 262, 266  
 housing vacancy 386-387  
 mortgages 409, 418  
 wages 443  
**SAN BRUNO, CALIF.**  
 building, residential 120-121  
 San Francisco, Calif.  
 housing vacancy 120-121  
**SAN DIEGO, CALIF.**  
 bank debits 443  
 building 280  
 nonresidential 75, 178, 188, 443  
 residential 443  
 by type of structure 107  
 cost of living 91  
 department store sales 443  
 employment 443  
 foreclosures 262, 266  
 housing cost 91  
 housing vacancy 120-121  
 mortgages 409, 418, 443  
 lender survey 220-221  
 office building vacancy 522  
 taxes, real estate 464, 466  
 transfers, real estate 39, 48, 443  
 wages 443  
**SAN FERNANDO, CALIF.**  
 building, residential 386-387  
 Los Angeles, Calif.  
 housing vacancy 443  
**SAN FRANCISCO, CALIF.**  
 bank debits 443  
 building 286  
 nonresidential 75, 178-179, 188, 443  
 residential 107  
 by type of structure 107  
**SAN FRANCISCO, CALIF. (cont.)**  
 cost of living 91  
 department store sales 443  
 employment 443  
 housing cost 91  
 housing vacancy 120-121, 386-387  
 mortgages 409, 418, 443  
 interest rates 80, 458  
 lender survey 222-223  
 office building vacancy 522  
 rents, residential 423, 513  
 taxes, real estate 464, 466  
 transfers, real estate 39, 48, 443  
 wages 443  
**SAN JOSE, CALIF.**  
 bank debits 443  
 building, residential 75, 179, 188, 443  
 by type of structure 107  
 department store sales 443  
 employment 443  
 foreclosures 262, 266  
 housing vacancy 386-387  
 mortgages 409, 418, 443  
 lender survey 222-223  
 transfers, real estate 39, 48, 443  
 wages 443  
**SAN MATEO, CALIF.**  
 building, residential 120-121  
 San Francisco, Calif.  
 housing vacancy 120-121  
**SAN RAFAEL, CALIF.**  
 building, residential 386-387  
 San Francisco, Calif.  
 housing vacancy 120-121  
**SANTA ANA, CALIF.**  
 housing vacancy 386-387  
 mortgages 409, 418  
 See also Anaheim, Calif.  
**SANTA BARBARA, CALIF.**  
 building, residential 75, 179, 188  
 by type of structure 107  
 housing vacancy 120-121, 493  
**SANTA CLARA, CALIF.**  
 building, residential 386-387  
 San Jose, Calif.  
 housing vacancy 386-387  
**SANTA ROSA, CALIF.**  
 housing vacancy 120-121  
**SARASOTA, FLA.**  
 housing vacancy 122-123  
**SAVANNAH, GA.**  
 bank debits 443  
 building, residential 179, 188, 443  
 department store sales 443  
 employment 443  
 foreclosures 262, 266  
 transfers, real estate 48  
 wages 443  
**SAVING, PERSONAL**  
 1940 - 320  
 as % of disposable income 83  
 1929 - 83  
**SAVINGS AND LOAN ASSOCIATIONS**  
 foreclosure rates 369  
 1963 - 369  
 by States 111, 370  
 net inflow of savings, 1960 - 429  
**SCHEMECTADY, N. Y.**  
 foreclosures 262, 266  
 See also Albany, N. Y.  
**SCRANTON, PA.**  
 building, residential 179, 188  
 foreclosures 263, 266  
 rents, residential 423, 513  
 taxes, real estate 464, 466  
**SEASIDE, CALIF.**  
 building, residential 120-121  
 Salinas, Calif.  
 housing vacancy 120-121

SEATTLE, WASH.		SPOKANE, WASH. (cont.)		SYRACUSE, N. Y. (cont.)	
bank debits	443	mortgage lender survey	222-223	foreclosures	263, 266
building		office building vacancy	522	housing vacancy	126-127
nonresidential	286	taxes, real estate	465, 466	mortgages	408, 419, 444
residential	75, 179-180.	SPRINGFIELD, ILL.	180, 188	lender survey	222-223
	188, 443	building, residential	263, 266	taxes, real estate	465, 466
by type of structure		foreclosures	222-223	transfers, real estate	38, 49, 444
cost of living	108	mortgage lender survey	222-223	wages	444
department store sales	443	SPRINGFIELD, MASS.			
employment	443	bank debits	444		
foreclosures	263, 266	building, residential	75, 180, 188,		
housing cost	91	employment	444		
housing vacancy	392-393	foreclosures	263, 266		
mortgages	409, 418, 443	mortgages	408, 419, 444		
interest rates	80, 458	lender survey	222-223		
lender survey	222-223	taxes, real estate	465, 466		
office building vacancy	522	transfers, real estate	38, 49, 444		
rents, residential	423, 513	wages	444		
taxes, real estate	465, 466	SPRINGFIELD, MO.			
transfers, real estate	39, 48, 443	bank debits	444		
wages	443	building, residential	180, 188, 444		
SECOND HOMES		department store sales	444		
Census Bureau study	242	employment	444		
SELLING PRICES		foreclosures	263, 266		
Prices, real estate	<u>See</u>	mortgages	409, 419, 444		
SELMA, ALA.		lender survey	222-223		
housing vacancy	384-385	transfers, real estate	39, 49, 444		
SHOPPING CENTERS		SPRINGFIELD, OHIO			
mortgage survey	297-300.	bank debits	444		
	380-382	building, residential	180, 188, 444		
SHREVEPORT, LA.		department store sales	444		
building, residential	180, 188	foreclosures	263, 266		
foreclosures	263	mortgages	408, 419, 444		
housing vacancy	124-125	lender survey	222-223		
mortgage lender survey	222-223	transfers, real estate	38, 49, 444		
SIOUX CITY, IOWA		SPRINGFIELD, OREG.			
building, residential	180, 188	building, residential	<u>See</u>		
SIOUX FALLS, S. DAK.		Eugene, Oreg.			
building, residential	180, 188	housing vacancy	128-129		
foreclosures	263, 266	STAMFORD, CONN.			
mortgages	408, 418	building, residential	181, 188		
taxes, real estate	465, 466	STEEL, STRUCTURAL			
transfers, real estate	38, 49	price calculator, 1913 -	480-481		
SOUTH BEND, IND.		STEUBENVILLE, OHIO			
bank debits	443	building, residential	181, 188		
building, residential	180, 188, 443	STOCKS			
department store sales	443	prices, industrial	84-85		
employment	443	1913 -			
mortgages	408, 419, 443	yields compared with			
taxes, real estate	465, 466	bond yields, 1929 -	19		
transfers, real estate	38, 49, 443	STOCKTON, CALIF.			
SOUTH CAROLINA		bank debits	444		
building, residential	65	building, residential	75, 181, 188,		
farms		department store sales	444		
average size	234	employment	444		
transfers	499	foreclosures	263, 266		
value per acre	229, 234, 236	housing vacancy	120-121, 493		
foreclosures	111, 370	mortgages	409, 419, 444		
interest rates		STORES	<u>See</u>		
maximum permitted	272	Building, nonresidential;			
vacancy rates		Commercial buildings; Office			
FHA rental projects	471	buildings			
SOUTH DAKOTA		SUFFOLK CO., N. Y.			
building, residential	65	building, residential	164-165		
farms		foreclosures	260, 266		
average size	234	housing vacancy	390-391		
transfers	499	SUNNYVALE, CALIF.			
value per acre	229, 234, 236	building, residential	<u>See</u>		
foreclosures	111, 370	San Jose, Calif.			
interest rates		housing vacancy	386-387		
maximum permitted	272	SUPERIOR, WIS.	<u>See</u>		
vacancy rates		Duluth, Minn.			
FHA rental projects	471	bank debits	444		
SOUTH SAN FRANCISCO, CALIF.		building residential	75, 181, 188,		
building, residential	<u>See</u>	department store sales	444		
San Francisco, Calif.		employment	444		
housing vacancy	120-121				
SPOKANE, WASH.					
building, residential	180, 188				
housing vacancy	392-393				

-T-

THOUSAND OAKS, CALIF.  
 housing vacancy 120-121  
**TOLEDO, OHIO**  
 bank debits 445  
 building, residential 76, 182, 188, 445  
 department store sales 445  
 employment 445  
 foreclosures 264, 266  
 mortgages 408, 420, 445  
 lender survey 224-225  
 office building vacancy 523  
 taxes, real estate 465, 466  
 transfers, real estate 38, 49, 445  
 wages 445  
**TOPEKA, KANS.**  
 bank debits 445  
 building, residential 182, 188, 445  
 department store sales 445  
 employment 445  
 foreclosures 264, 266  
 mortgages 409, 420, 445  
 lender survey 224-225  
 office building vacancy 523  
 transfers, real estate 39, 50, 445  
 wages 445  
**TORONTO, CANADA**  
 building, residential 188  
 office building vacancy 523  
**TORRANCE, CALIF.**  
 building, residential See  
 Los Angeles, Calif.  
 housing vacancy 120-121  
**TRAILERS, TRAVEL**  
 shipments, 1956- 334  
**TRANSFERS, REAL ESTATE**  
 1830- 328  
 1875- 328  
 1900- 12-13  
 1963- 425  
 by cities 38-39,  
 432-446  
 1950- 40-51  
See also Farm transfers; Residences  
**"TRANSFERS SHOW SLIGHT RISE IN 1967"** 37  
**TREASURY BILLS**  
 yields, 1953- 504-505  
**"TREND TOWARD APARTMENTS"** 396, 399  
**TRENTON, N. J.**  
 building, residential 76, 182, 188,  
 445  
 department store sales 445  
 employment 445  
 foreclosures 264, 266  
 mortgages 408, 420, 445  
 lender survey 224-225  
 taxes, real estate 465, 466  
 transfers, real estate 38, 50, 445  
 wages 445  
**TROY, N. Y.**  
 Albany, N. Y. See  
**TUCSON, ARIZ.**  
 bank debits 445  
 building, residential 76, 182, 188,  
 445  
 by type of structure 106  
 department store sales 445  
 employment 445  
 foreclosures 264  
 housing vacancy 384-385, 493  
 mortgages 409, 420, 445  
 transfers, real estate 39, 50, 445  
 wages 445  
**TULSA, OKLA.**  
 bank debits 445  
 building, residential 182, 188, 445  
 department store sales 445  
 employment 445  
 foreclosures 264, 266

**TULSA, OKLA (cont.)**  
 housing vacancy 128-129, 493  
 mortgages 409, 420, 445  
 lender survey 224-225  
 office building vacancy 523  
 taxes, real estate 465, 466  
 transfers, real estate 39, 50, 445  
 wages 445  
**TUSCALOOSA, ALA.**  
 building, residential 182, 188  
**TWIN FALLS, IDAHO**  
 housing vacancy 122-123  
**TYLER, TEX.**  
 building, residential 182, 188  
 housing vacancy 130-131  
**UNEMPLOYMENT**  
 rate, 1958- 517  
**U. S. GOVERNMENT SECURITIES**  
 by type of holder 506-507  
See also Treasury bills  
**U. S. POST OFFICE DEPARTMENT**  
**MENT**  
 deficits, 1940- 55  
 local vacancy surveys conducted for FHA 118-131,  
 384-393, 493  
**UPLAND, CALIF.**  
 building, residential See  
 San Bernardino, Calif.  
 housing vacancy 120-121  
**URBANA, ILL.**  
 Champaign, Ill. See  
**USURY LAWS**  
 maximum rates permitted, by States 271-272  
**UTAH**  
 building, residential 85  
 farms  
 average size 235  
 transfers 499  
 value per acre 229, 235, 236  
**UTICA, N. Y.**  
 building, residential 182, 188  
 housing vacancy 126-127  
 mortgage lender survey 224-225  
 taxes, real estate 465, 466  
**VACANCY**  
 office buildings 1924- 21  
 by cities, 1925- 518-523  
 residential  
 by cities and areas 118-131,  
 384-393, 493  
 by regions  
 1957- 132  
 1965- 430, 494  
**FHA rental projects, by States, 1957-** 470-471  
**VACATION HOMES**  
 Census Bureau study 242  
**VALLEJO, CALIF.**  
 building, residential 76, 183, 188  
 housing vacancy 386-387  
**VALUES, REAL ESTATE**  
See  
 Farm values; Land; Prices, real estate

**VAN NUYS, CALIF.**  
 housing vacancy 386-387  
**VANCOUVER, CANADA**  
 building, residential 186  
 office building vacancy 523  
**VANCOUVER, WASH.**  
 building, residential See  
 Portland, Oreg.  
 housing vacancy 302-303  
**"VARIATIONS IN SELLING PRICES"** 11  
**VENTURA, CALIF.**  
 housing vacancy 120-121  
See also Oxnard, Calif.  
**VERMONT**  
 building, residential 65  
 farms  
 average size 235  
 transfers 499  
 value per acre 229, 235, 236  
 foreclosures 111, 370  
 interest rates  
 maximum permitted 272  
 vacancy rates  
**FHA rental projects** 471  
**VETERANS ADMINISTRATION**  
 home mortgages  
 appraisal requests, 1957- 426  
 foreclosures, 1950- 276  
 held by life insurance companies 336-337  
 housing starts, 1959- 491  
**VICTORIA, CANADA**  
 building, residential 186  
**VIRGINIA**  
 building, residential 65  
 farms  
 average size 235  
 transfers 499  
 value per acre 229, 235, 236  
 foreclosures 111, 370  
 interest rates  
 maximum permitted 272  
 vacancy rates  
**FHA rental projects** 471  
**VITAL STATISTICS**  
 births  
 1820- 515  
 1954- 514

-W-

**WACO, TEX.**  
 bank debits 445  
 building, residential 183, 188, 445  
 department store sales 445  
 employment 445  
 foreclosures 264, 266  
 mortgages 409, 420, 445  
 lender survey 224-225  
 transfers, real estate 39, 50, 445  
 wages 445  
**WAGES**  
 1913- 84-85  
 by metropolitan areas 432-446  
 building trades 467  
 1907- 373  
 1956- 200  
 by trades 468  
 calculator, 1913- 480-481  
**WALLA WALLA, WASH.**  
 housing vacancy 130-131  
**WARREN, OHIO**  
 Youngstown, Ohio See  
**WARWICK, R. I.**  
 Providence, R. I.  
**WASHINGTON (STATE)**  
 building, residential 65

## WASHINGTON (STATE) (cont.)

farms	
average size	235
transfers	499
value per acre	229, 235, 236
foreclosures	111, 370
interest rates	
maximum permitted	272
vacancy rates	
FHA rental projects	471
WASHINGTON, D. C.	
bank debits	446
building	
nonresidential	286
residential	76, 183, 188,
by type of structure	108
cost of living	91
department store sales	446
employment	446
foreclosures	264, 266
housing cost	91
housing vacancy	386-387
mortgages	409, 420
lender survey	224-225
office building vacancy	523
rents, residential	423, 513
taxes, real estate	465, 466
transfers, real estate	39, 50
wages	446
WATERBURY, CONN.	
bank debits	446
building, residential	183, 188, 446
employment	446
foreclosures	264, 266
mortgages	406, 420, 446
lender survey	224-225
taxes, real estate	465
transfers, real estate	38, 50, 446
wages	446
WATERLOO, IOWA	
building, residential	183, 188
foreclosures	265, 266
mortgage lender survey	224-225
WEIRTON, W. VA.	
Steubenville, Ohio	
WENATCHEE, WASH.	
housing vacancy	130-131
WEST LAFAYETTE, IND.	
Lafayette, Ind.	
WEST PALM BEACH, FLA.	
building, residential	76, 183, 188
transfers, real estate	39, 50
WEST VIRGINIA	
building, residential	65
farms	
average size	235
transfers	499
value per acre	229, 235, 236
foreclosures	111, 370

## WEST VIRGINIA (cont.)

interest rates	
maximum permitted	272
vacancy rates	
FHA rental projects	471
WESTCHESTER CO., N. Y.	
building, residential	165
See also Yonkers, N. Y.	
"WHAT ARE THE AGES OF HOMEBUYERS?"	29
WHEELING, W. VA.	
building, residential	184, 188
foreclosures	265, 266
See	
WHOLESALE PRICES	
Prices, wholesale	
WICHITA, KANS.	
bank debits	446
building, residential	184, 188, 446
cost of living	91
department store sales	446
employment	446
foreclosures	265
housing cost	91
housing vacancy	122-123
mortgages	409, 421, 446
lender survey	226-227
taxes, real estate	465, 466
transfers, real estate	39, 51, 446
wages	446
WICHITA FALLS, TEX.	
building, residential	184, 188
foreclosures	265, 266
WILKES-BARRE, PA.	
building, residential	184, 188
foreclosures	265, 266
WILMINGTON, DEL.	
bank debits	446
building, residential	76, 184, 188,
department store sales	446
employment	446
foreclosures	265
mortgage lender survey	226-227
taxes, real estate	465
wages	446
WILMINGTON, N. C.	
building, residential	184, 188
WILSON, N. C.	
housing vacancy	126-127
WINDSOR, CANADA	
building, residential	186
WINNIPEG, CANADA	
building, residential	186
WINSTON-SALEM, N. C.	
building, residential	184, 188
mortgage lender survey	226-227
WISCONSIN	
building, residential	65
farms	
average size	235

## WISCONSIN (cont.)

farms (cont.)	
transfers	499
value per acre	229, 235, 236
foreclosures	111, 370
interest rates	
maximum permitted	272
vacancy rates	
FHA rental projects	471
WORCESTER, MASS.	
bank debits	446
building, residential	184, 188, 446
department store sales	446
employment	446
foreclosures	265, 266
mortgages	408, 421, 446
lender survey	226-227
taxes, real estate	465
transfers, real estate	38, 51, 446
wages	446
WYOMING	
building, residential	65
farms	
average size	235
transfers	499
value per acre	229, 235, 236
foreclosures	111, 370
interest rates	
maximum permitted	272
vacancy rates	
FHA rental projects	471

-Y-



